

PLANNING BOARD
MINUTES - JUNE 11, 1973

Members Present: Thomson, Cogswell, Hannaford, Kulmala, Pugmire & Santomenna

Mr. Thomson reported that the Attorney General approved the change of By-Laws requiring a 50 foot right of way as voted on by March Town Meeting.

Dave Perley has agreed to meet with Roger Davis, Frank Hannaford and a representative of J. & E. on Wednesday, June 13 to make up the "Woodstock Shopping List". Mr. Perley will also check Carleton and Tophet Roads as Mr. Joseph Moore feels they are ready for acceptance. If Mr. Perley, Mr. Davis and Mr. Hannaford approve Carleton and Tophet Roads, the release of funds will be discussed at a future Planning Board meeting.

Mr. L. McNally submitted a plan to be filed and put on record, Planning Board approval not required, of the property on Lowell Street next to the Texaco Station and owned by Colonial Restoration Trust. This plan was said to be exactly as it has been on record. Under the Zoning Enabling Act, this is done so that Town Meeting can not change the zoning by-laws on this lot for three years. Although this is a small lot, it is legal under the grandfather clause. Mr. Santomenna will study the Act and the Board will consider it later.

Mr. McNally also submitted a plan for property within the Woodstock Subdivision and owned by J. & E. It called for the division of a 9.51 acre plot known as Parcel "D" into D-1 and D-2. There was an agreement whereby Henry Hosmer would repurchase this parcel - D-1, 5.4 acres would be used for a Wildflower Sanctuary and D-2, 4.11 acres would be a pork chop building lot. This plan was signed by the Board.

Mr. Cogswell arrived late after having attended a meeting of the Acton Planning Board regarding the proposed Dexter subdivision. He pointed out to the Acton Board our Regulation saying that "Streets shall not be located in such a manner as to terminate within less than 100 feet of any boundary of the Town of Carlisle or to project or extend across such boundary unless specifically approved by the Board as being in the public interest, having regard to safety of travel, congestion of adjacent public ways, and co-ordination with other ways." He also pointed out that the subdivision would have to be serviced via Carlisle roads and that a similar proposal has been turned down in the past. Acton asked for a copy of the covenant contained in the deeds of property owners on Woodland Road and a statement containing the views of the Carlisle Planning Board and the fact

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that Carlisle would fight the subdivision. Mrs. Kulmala moved that the Planning Board instruct Bob Santomenna to draft a decision on the Dexter preliminary plan referencing a subdivision in Acton abutting the Carlisle town line with an exit via Woodland Road to the end that this plan will be disapproved based upon By-Law Art. 6 Sec. 2-B-1-j and Rules and Regulations Sec. 4-A-1-e. Mr. Cogswell seconded this motion and the Board unanimously approved it. This will be drafted and voted on at the next meeting, June 25.

Mr. Thomsen wanted to be put on record as being concerned about the Town Meeting decision to give the name of Indian Hill to the portion of road being accepted instead of Autumn Lane. It was the intention of the Planning Board and Deck House that the name be Autumn Lane. It will mean that Autumn Lane numbering will not start at zero as all other streets in Town. He was also concerned that confusion might arise over Indian Hill and Indian Hill Road on emergency calls. Mr. Hannaford will check the master numbering book to make sure there is not any duplication of numbers.

Mr. Santomenna questioned the present system requiring performance guarantee bonds and bond money release and suggested the use of a formula regarding the release of funds in subdivisions rather than the reputation of the builder. The method used by other towns will be studied. Carlisle usually receives a bond as well as a covenant. The Board would like to have such money placed in escrow by a builder or developer so that the Town can use the deposit money if necessary without going to court.

Bill No. 5220, Scenic Roads Act, was signed March 6 and will be enacted 90 days after that date. Town Meeting action will be required. Once a road is so designated changes, repairs, maintenance, reconstruction or paving are regulated.

The meeting was adjourned at 9:40 P.M.

Respectfully submitted,



Patricia A. Macqueene
Secretary



Town of Carlisle

MASSACHUSETTS 01741

GEORGE R. COGSWELL, JR., Clerk
698 Concord Road
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

AGENDA

June 11, 1973

Town House

8 P.M.

- (1) Dexter subdivision
- (2) Woodstock subdivision
- (3) New business relative to subdivisions